

**PROCEEDINGS OF THE
WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR KING COUNTY
RESOLUTION AND HEARING DECISION**

**IN RE: CITY OF ISSAQUAH
 Greenwood Point/South Cove
 Proposed Annexation
 King County, Washington**

FILE NO. 2192

I. PUBLIC HEARING OVERVIEW

In March of 2005 the City of Issaquah submitted to the Washington State Boundary Review Board a Notice of Intention (File No. 2192) to annex a certain 403 acre portion of territory, described as the Greenwood Point/South Cove Area, i.e., the communities of Greenwood Point and South Cove, together with several neighboring suburban residential communities: Meerwood, Lake West, Timberlake Lane, Lewis Creek, Meadowbrook Point, Sammamish Beach Club, Sammamish Bluffs, Sammamish View, Waterford Terrace, Weatherwood, and Lakemont Triangle.

The Greenwood Point/South Cove Annexation Area is located on the northwestern edge of the City of Issaquah. The Annexation Area is generally bordered on the west by I-90 and the City of Bellevue. The Annexation Area is bordered on the south by the City of Issaquah. Lake Sammamish borders the northern and eastern perimeters of the Annexation Area.

Issaquah City Council adopted a Resolution (February of 2005) approving a plan to incorporate the Greenwood Point/South Cove Area.

The City's proposal to annex the Greenwood Point/South Cove Area is the subject of an Annexation Study provided for the City of Issaquah. The Annexation Study considers a plan to provide governance and services to the Greenwood Point/South Cove citizens that is equivalent to the governance and service systems provided to citizens of City of Issaquah. The Annexation Study particularly emphasized fiscal analyses (including an examination of benefits and costs) attendant upon governance and service for the Greenwood Point/South Cove.

The Greenwood Point/South Cove Annexation is the subject of an Interlocal Agreement between the City of Issaquah and King County. The Interlocal Agreement – which is slated for formal adoption in July 2005 – calls for the City of Issaquah to make a commitment to complete annexation of the Greenwood Point/South Cove by no later than December 31, 2006.

With the Notice of Intention for the Klahanie Annexation, the City of Issaquah invoked the Board's jurisdiction pursuant to RCW 36.93.100. The City sought a public hearing for the Greenwood Point/South Cove Annexation in order to provide an independent forum for citizens to obtain information and comment upon the proposed annexation.

Further, the City of Issaquah Resolution calls for an annexation election to permit the citizens of the Greenwood Point/South Cove Area to ultimately decide whether or not to join the City of Issaquah.

A public hearing was conducted on June 07, 2005 before a quorum of the Boundary Review Board in order to consider the proposal by the City of Issaquah to incorporate the Greenwood Point/South Cove Area (403 acres).

The Board is responsible, under State of Washington law, to: (1) examine the record (e.g., application materials; technical studies; fiscal studies; regulatory analyses; other documents; exhibits; statements; and testimony); (2) determine the specific policies and guidelines are applicable to the proposed action; (3) review and balance these elements; and (4) take the action that best advances those elements.

The Board reviewed File No. 2192 in accord with RCW 36.93. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Issaquah Comprehensive Plan, together with other applicable state, regional, and local regulations and guidelines.

On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2192**, it is the decision of the Board to **approve** the action proposed in said **Notice of Intention**. The legal description of the Greenwood Point/South Cove Area is attached hereto and marked as “Exhibit I”, together with a map showing the boundaries of the area herein marked as “Exhibit II.”

II. FINDINGS

RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Boundary Review Board finds the following Factors (RCW 36.93.170) to be applicable to the City of Issaquah’s proposed Greenwood Point/South Cove Area Annexation (403 acres). Additional authorities applicable to the Greenwood Point/South Cove Area include, but are not limited to: RCW 36.70A, RCW 35.13, King County Comprehensive Plan/Countywide Policies, the Issaquah Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are designed to ensure reasonable development regulations and adequate public services to local communities

A brief review of key issues related to each applicable element is presented below:

RCW 36.93.170 (1) POPULATION AND TERRITORY

The Board finds following factors to be applicable: Population Density/Proximity to Other Populated Areas/Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses. Following is a brief review of key issues related to these factors.

The entire Greenwood Point/South Cove Area lies within the Urban Growth Area adopted by King County. The community is unified with respect to its specific physical elements (e.g., geographic features) and social elements. More specifically, the Greenwood Point/South Cove Area is primarily developed with residential uses – including single-family and multi-family dwellings. There is vacant and redevelopable land within the Greenwood Point/South Cove. Lake Sammamish is adjacent to the Greenwood Point/South Cove Area. The Greenwood Point/South Cove Area includes Timberlake Park and the Lewis Creek Natural Area. The I-90 corridor traverses through the Greenwood Point/South Cove Area.

King County Comprehensive Plan/Countywide Planning Policies support the Greenwood Point/South Cove Annexation to the City of Issaquah. Countywide Planning policies encourage cities to annex territory within their designated potential annexation area. Other policies establish cities as the appropriate units to govern, develop, and serve Urban Areas. For example, County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.).

Policies also establish cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. Policy LU-32 calls upon cities to incorporate lands within annexation areas into city boundaries. Similarly, the Plan identifies cities as basic governing units and service providers (e.g., FW-13, LU-31).

Further, King County Comprehensive Plan policies that call for King County to work with cities to jointly develop pre-annexation agreements to address transition of services from county to cities (U-207) and for the County shall implement policies for Potential Annexation Areas through interlocal agreements (RP-202). The proposed King County/City of Issaquah Interlocal Agreement for governance, service, and funding provisions for the Greenwood Point/South Cove Area is consistent with these policies.

The Issaquah Comprehensive Plan “Annexation Element” addresses the annexation of the Greenwood Point/South Cove Area. The Greenwood Point/South Cove Annexation is consistent with City’s Comprehensive Plan policies addressing annexation and governance of urban areas (e.g., Annexation Policies and Land Use Policies), including those provisions relating to land development, service provision, and mutual social and economic benefits – e.g., L-5.2.1, L-5.3.2, L-5.4, and L-5.6.)

The Greenwood Point/South Cove Area is considerably developed with residential uses – both single-family homes and multi-family dwelling units. There is also land that is suitable and permitted for redevelopment/new development with residential uses. The evidence demonstrates that the Greenwood Point/South Cove Area will likely experience continuing urban growth over the next ten years.

The Issaquah Plan demonstrates that the City of Issaquah intends to accommodate growth at urban levels of density in the Greenwood Point/South Cove Area. City plans establish standards to guide ongoing uses in the Greenwood Point/South Cove Area following annexation. Future residential development would reportedly be generally similar to and essentially compatible with existing housing density/design requirements. With annexation of the Greenwood Point/South Cove Area, there would be an opportunity to immediately implement consistent and coordinated development standards throughout the community.

The Greenwood Point/South Cove Area hosts several environmentally sensitive areas – e.g., water bodies, open spaces, sloped terrain, and vegetated lands, including Lake Sammamish/Lake Sammamish State Park, Timberlake Park, and the Lewis Natural Area. Upon annexation, the City of Issaquah plans to manage and protect these environmentally sensitive areas under a variety of regulatory controls (e.g., shorelines master plan, critical areas ordinances, storm water management and flood control programs).

The State Growth Management Act (RCW 36.70A) supports the Greenwood Point/South Cove Area Annexation. For example, the proposed action would be consistent with RCW 36.70.20 which calls for community planning goals, for urban growth, services and infrastructure, and environmental preservation.

RCW 36.93.170 (2) MUNICIPAL SERVICES

The Board finds the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The record demonstrates that the Greenwood Point/South Cove community requires municipal services and facilities. Service policies are established by the State Growth Management Act and the King County Comprehensive Plan. For example, King County FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, annexation is appropriate under Countywide Policy CO-1, when a jurisdiction has “identified and planned for (a) full range of urban services”.

Pursuant to the State Growth Management Act, and the King County Plan, the City of Issaquah developed policies – through the City’s Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for serving all properties within its corporate boundaries.

Evidence in the record demonstrates that the City of Issaquah can provide/sustain public services, infrastructure, and facilities to the Greenwood Point/South Cove Area. Upon annexation the City of Issaquah would include the Greenwood Point/South Cove in the jurisdiction’s Service Area. Following annexation to Issaquah, all services for the Greenwood Point/South Cove Area reportedly may be efficiently coordinated under unified regulatory authorities administered by a single local government unit. Services would be equal to – or improved from – the services currently available under the aegis of King County.

Evidence in the record demonstrates that the City of Issaquah has planned and can provide urban services to the area either directly or via agreements between the City and service providers. For example, the Bellevue Utilities District will continue to provide water and sewer services to the area. Eastside Fire and Rescue District will provide fire/emergency services to the Greenwood Point/South Cove Area. The Issaquah Police Department will provide protection services. The City of Issaquah will provide management of community roadways. The King County Library and local/regional recreation facilities would be available to residents. The Issaquah School District would continue to administer school assignments.

Evidence in the record demonstrates that the City has developed a basic plan to sustain (or improve) levels of service for utilities, infrastructure (e.g., roadways, pavement), and public facilities. Further evidence in the record does provide reasonable assurance that existing and anticipated municipal funding will provide sufficient resources to assure service at reasonable rates to Greenwood Point/South Cove citizens and to existing citizens of Issaquah and in a manner that will address impacts on cost and adequacy of services, finances, debt structure, and rights of other governmental units.

More specifically, upon annexation, Greenwood Point/South Cove property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. It is estimated that taxpayers would benefit from a reduction of property tax levy rate (i.e., net decrease of \$1.54 per \$1,000.00 assessed valuation). Residents would also cease to pay County taxes for services.

The City has a demonstrated commitment to the provision of regional and local improvements. Similarly the citizens have expressed their commitment to – and confidence in – the City by providing funds for services and infrastructure by such actions as the approval of a \$3.5 million bond for roadways. The State of Washington has expressed similar confidence by allocating \$1.5 million to Issaquah for roadway construction/maintenance.

The City of Issaquah supports the Greenwood Point/South Cove Area Annexation so that the City may serve citizens of this community.

King County supports annexation of the Greenwood Point/South Cove Area. This consolidated action provides for a more logical municipal government and service area. The City can provide more policies, standards, programs, cohesive operations, and efficient, economic control of services than would occur under the jurisdiction of King County.

RCW 36.93.170 (3) Effects of Proposal

RCW 36.93.170(3) directs the Board to evaluate issues related to effects of a proposed action. For File No. 2192, the Board considered the following factors to be applicable: mutual economic and social interests, and local government structure. Below is a brief review of key issues.

Evidence in the record demonstrates support for the annexation of the Greenwood Point/South Cove Area to Issaquah based upon the fact that the territory proposed for incorporation is contiguous to the City. The socioeconomic profile of Greenwood Point/South Cove Area population is similar to the socioeconomic profile of the citizens of the City of Issaquah.

Evidence in the record (e.g., the Annexation Study) reports that the City is prepared to govern and to provide full services to the Greenwood Point/South Cove Area. Affiliation with the City would promote a viable community because new citizens would be able to participate in local governance – including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Coordinated integration of citizens of the Greenwood Point/South Cove Area into Issaquah would preserve social organization, support economic health, and protect public safety and welfare.

King County supports the Greenwood Point/South Cove Annexation as the action that is in the best interests of all parties. State law, the King County Comprehensive Plan, and the City of Issaquah Comprehensive Plan encourage local governance of communities. Annexation of the Greenwood Point/South Cove Area is also consistent with the King County Executive's Annexation Initiative, which calls for incorporation of urban lands to local jurisdictions at the earliest feasible date. Immediate annexation of the Greenwood Point/South Cove Area better promotes balanced governance.

CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

State law provides in RCW 36.93.157 that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

- RCW 36.70A.020 Planning Goals
- RCW 36.70A.110 Urban Growth Areas
- RCW 36.70A.210 Countywide Planning Policies

With respect to File No. 2192, the key Growth Management issues involve the Countywide Planning Policies pertaining to land use and municipal services (RCW 36.70A.020 and RCW 36.70A.110). The Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Annexation include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities
- RCW 36.70A.110 (4) states that "(in) general, cities are the units of local government most appropriate to provide urban ...services."
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban areas.
- Incorporation of the Greenwood Point/South Cove into the City of Issaquah would effectively address Growth Management Act criteria for incorporation of urban areas to achieve local governance and provision of services.

The evidence shows that Greenwood Point/South Cove Annexation would be consistent with RCW 36.70.20 provisions which call for community planning goals, for urban growth, services and infrastructure, and environmental preservation. For example, the proposed action would be consistent with RCW 36.70.20 addressing community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services.

The Greenwood Point/South Cove Annexation also addresses RCW 36.70A.020 (12), which calls for public services to support permitted development. More specifically, the City is prepared to provide the Greenwood Point/South Cove Area with development review services and general administrative services to the annexation area under local, regional, and state standards. The City is also prepared to provide environmental review (including evaluation and regulation of sensitive areas) so that the natural environment within and near to the Greenwood Point/South Cove Area would also be preserved with the proposed annexation.

RCW 36.93.180 OBJECTIVES

The Boundary Review Board has considered RCW 36.93.180 (Objectives), as follows:

RCW 36.93.180 (1) PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES

The evidence shows that the Greenwood Point/South Cove Area is considered to be a neighborhood – based upon the definition of neighborhood, under case law, as “either geographically distinct areas or socially... distinct groups of residents”. The Greenwood Point/South Cove Area, in its entirety, exhibits many features that support its link with the City. This Area is linked to Issaquah by social fabric (e.g., similar land uses and open spaces) and by natural/built geographic features (e.g., plateau terrain). For example, both the Greenwood Point/South Cove Area and the adjacent Issaquah community are residential in character. The Greenwood Point/South Cove Area and the nearby City of Issaquah share similar demographic and economic characteristics. Residents of the City and the Greenwood Point/South Cove Area use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

Issaquah’s Comprehensive Plan contemplates annexation of the Greenwood Point/South Cove Area. The City has included the Greenwood Point/South Cove Area in community planning programs in order to guide growth here and to provide coordinated services. The Greenwood Point/South Cove Annexation is consistent with the objective of preserving the natural neighborhood because this action would provide stronger links within the greater community and would encourage a more effective connection to the City of Issaquah.

Issaquah officials testified that the Greenwood Point/South Cove Annexation would, provide all property owners/residents a voice and a vote in planning for the future preservation and development of their community. Community representatives demonstrate plans to effectively govern and serve this area as a part of a unified community.

King County supports the annexation of the entire Greenwood Point/South Cove Area because this incorporation would be consistent with state, regional and local guidelines. King County designated this area for urban development because of its location within the Urban Growth Area boundary. The County has also indicated a preference for immediate annexation of urban areas to provide uniform governance for citizens of the Greenwood Point/South Cove Area. Evidence demonstrates that the City of Issaquah provides an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.

RCW 36.93.180 (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours

The boundaries of the proposed Greenwood Point/South Cove Annexation Area are reasonable because these borders are based upon physical boundaries (e.g., co-terminus borders, rights-of way, and individual property lines) with the City of Issaquah. More specifically, the proposed Greenwood Point/South Cove Area is located on the northwestern edge of the City of Issaquah. The Annexation Area is generally bordered on the west by I-90 and the City of Bellevue. The Annexation Area is bordered on the south by the City of Issaquah. Lake Sammamish borders the northern and eastern perimeters of the Annexation Area.

Further, “social neighborhoods” may also constitute boundaries. Evidence demonstrates that the City and the Greenwood Point/South Cove Area share a social affiliation. The communities form a single distinct social neighborhood.

Annexation of the Greenwood Point/South Cove Area advances incorporation of the greater unincorporated area in King County. This annexation would provide for an immediately unified community with established physical boundaries, a community identity, and coordinated service provision.

RCW 36.93.180 (3) Creation and preservation of logical service areas

The evidence shows that annexation of Greenwood Point/South Cove Area into the City of Issaquah advances the objective for the creation and preservation of logical service areas. The King County Comprehensive Plan and Issaquah’s Comprehensive Plan establish the City as the provider of services for the entire Greenwood Point/South Cove Area. More specifically, Issaquah has authority and responsibility to provide public services to all of its citizens under city plans and regulations including the Comprehensive Sewer and Water Plans, Transportation Element of the Comprehensive Plan, Comprehensive Storm Water Management Plan, and Shorelines Master Program.

The evidence demonstrates that annexation of the Greenwood Point/South Cove Area to the City of Issaquah enhances logical service areas. Upon annexation of the Greenwood Point/South Cove Area, the City of Issaquah would design and the implementation of coordinated service programs throughout the community. A coordinated service program would provide corresponding development standards, service areas, service systems, and environmental protection standards. Synchronized services and facilities (e.g., upgrades to rights-of-way; provision of storm water and surface water management systems) would protect the built environment and the natural environment.

King County strongly supports annexation of unincorporated urban “island” areas, such as the Greenwood Point/South Cove Area, as the County does not have sufficient resources to manage land uses or serve properties in urban areas; small urban islands are particularly costly and inefficient to serve.

RCW 36.93.180 (4) Prevention of abnormally irregular boundaries

The evidence demonstrates that incorporation of the Greenwood Point/South Cove Area would provide a reasonable and regular boundary consistent with the Issaquah Comprehensive Plan Annexation Element/Potential Annexation Area mapping of the Greenwood Point/South Cove community. Similarly, the Greenwood Point/South Cove Area boundaries coincide with the established King County Urban Growth Area boundary and with the duly approved incorporated boundaries of the City of Bellevue.

The evidence demonstrates that the Greenwood Point/South Cove Area, as an unincorporated community, creates a more discontinuous than regular boundary. The existing boundary does not promote effective governance. Annexation of the entire Greenwood Point/South Cove Area is desirable to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2192.

RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2192.

RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

Incorporation of the Greenwood Point/South Cove Area into the City of Issaquah would create more practical boundaries. Annexation of the Greenwood Point/South Cove Area would place the entire community under City jurisdiction, thus creating more practical boundaries for effective local governance, preservation of the natural environment, directed planning activities (e.g., establishment of uniform land uses and development standards), and the provision of coordinated public facilities and services.

RCW 36.93.180 (8) INCORPORATION AS CITIES OR ANNEXATION TO CITIES OF UNINCORPORATED AREAS WHICH ARE URBAN IN CHARACTER

The evidence demonstrates that annexation of the Greenwood Point/South Cove Area into the City of Issaquah will advance the objective of inclusion of this urban area within a municipal jurisdiction.

The entire Greenwood Point/South Cove Area is located within the Urban Growth Area established by the King County Comprehensive Plan. This definition addresses both existing land characteristics and future designation/use plans for the Greenwood Point/South Cove Area. The County designation of the Greenwood Point/South Cove Area as “urban” area is also supported by the State Growth Management Act.

The City of Issaquah Comprehensive Plan includes the entire Greenwood Point/South Cove Area in its Potential Annexation Area and designates the Greenwood Point/South Cove Area as an urban area. Immediate annexation of the Greenwood Point/South Cove Area into Issaquah would promote uniform governance, development, and services appropriate for this urban territory.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) is not applicable to File No. 2192 as the Greenwood Point/South Cove Area does not include or concern any agricultural lands. This entire Greenwood Point/South Cove is within the Urban Growth Area as established by King County and approved by the State of Washington.

III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2192 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board focused upon RCW 36.93 (Boundary Review Board Enabling Act); RCW 36.70A (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Issaquah’s Comprehensive Plans, RCW 35.13 (Annexation of Cities); and other relevant regulations and guidelines. As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Greenwood Point/South Cove Area Annexation could be accepted as initially proposed by the City of Issaquah, if this action achieves the provisions of RCW 36.93 and other applicable regulations (e.g., State Growth Management Act, King County Comprehensive Plan, Issaquah Comprehensive Plan).
- The Greenwood Point/South Cove Area Annexation could be modified if such boundary changes would most effectively advance the requirements of RCW 36.93 and other applicable regulations (e.g., the State Growth Management Act, King County Comprehensive Plan, Issaquah Comprehensive Plan). Such a modification can be accomplished pursuant to RCW 36.93.150, which establishes the standard by which the Board may revise annexation boundaries to cities.

- The Greenwood Point/South Cove Area Annexation could be denied in its entirety if incorporation would be inconsistent with RCW 36.93 and other applicable regulations.

The Boundary Review determined that File No. 2192 provides a detailed and extensive record. Affected parties have provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the proposed Greenwood Point/South Cove Area Annexation. The Board finds that:

- Annexation of the Greenwood Point/South Cove Area to the City of Issaquah achieves/advances the provisions of the Growth Management Act (RCW 36.70A); the King County Comprehensive Plan; and the City of Issaquah Comprehensive Plan.

RCW 36.70A, the King County Comprehensive Plan, and the Issaquah Comprehensive Plan each call for logical, orderly growth of communities. These plans support annexation of the Greenwood Point/South Cove Area in order to assure balanced, sound, cost-effective governance for community members. Annexation of the Greenwood Point/South Cove Area would achieve that balance that the County seeks from incorporations

- Annexation of the Greenwood Point/South Cove Area achieves/advances the provisions of RCW 36.93. For example, the Greenwood Point/South Cove Area annexation addresses criteria established in RCW 36.93.170 with respect to population, territory, the natural environment, service needs and service capacity, and mutual social and economic needs, et al.

Additionally, Greenwood Point/South Cove/Greenwood Point/South Cove Area annexation proposals were evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93	GREENWOOD POINT/SOUTH COVE AREA (403 ACRES)
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION AS ANNEXATION INCLUDES ALL PROPERTIES IN A NATURAL COMMUNITY
OBJECTIVE 2 – USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION AS IT COINCIDES WITH ESTABLISHED COMPREHENSIVE PLAN BOUNDARIES
OBJECTIVE 3 – CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES CRITERION AS ISSAQUAH CAN SERVE ENTIRE AREA TO PROTECT PUBLIC WELFARE.
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION AS REGULAR BOUNDARIES SUPPORT A UNIFIED COMMUNITY AND STREAMLINE SERVICE PROVISION
OBJECTIVE 5 – DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	DOES NOT APPLY
OBJECTIVE 6 – DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY
OBJECTIVE 7 – ADJUSTMENT OF IMPRACTICAL BOUNDARIES	ADVANCES CRITERION AS PRACTICAL BOUNDARIES ARE CREATED TO SUPPORT A UNIFIED COMMUNITY AND STREAMLINE SERVICE PROVISION
OBJECTIVE 8 – INCORPORATION ...OR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS THE ENTIRE DESIGNATED URBAN AREA WILL BE INCORPORATED INTO A LOCAL JURISDICTION.
OBJECTIVE 9 – PROTECTION OF AGRICULTURAL AND RURAL LANDS ...	DOES NOT APPLY

IV. CONCLUSION

Annexation of the Greenwood Point/South Cove Area (403 acres) to the City of Issaquah would advance the standards established in the Growth Management Act, King County Comprehensive Plan, the City of Issaquah Comprehensive Plan, RCW 36.93, and other state and local guidelines for incorporation of urban areas.

Approval of the City of Issaquah Notice of Intention to annex the Greenwood Point/South Cove Area is timely based upon the City of Issaquah's current and historical commitment to guide development and provide municipal services to this area. Annexation will enable the City of Issaquah to provide a harmonious efficient plan for the governance of the built community, preserving the environment, and protection of public health and welfare.

(Note: Under state law, the City of Issaquah must adopt an Ordinance or Resolution affirming the Greenwood Point/South Cove Annexation following action by the Boundary Review Board. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.)

NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said **File No. 2192** be, and the same is, hereby **approved** as described in Exhibits attached hereto and incorporated herein by reference.

ADOPTED BY SAID WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY by a vote of _____ in favor , _____ in opposition, and _____ abstentions, on this ___ day of July, 2005, and signed by me in authentication of its said adoption on said date.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY

Judy Tessandore, Chair

FILED this _____ day of _____, 2005 **BY:**

Lenora Blauman, Executive Secretary

EXHIBITS

EXHIBIT I CITY OF ISSAQUAH GREENWOOD POINT/SOUTH COVE: LEGAL DESCRIPTION OF ANNEXATION AREA BOUNDARIES

EXHIBIT II CITY OF ISSAQUAH GREENWOOD POINT/SOUTH COVE: MAP OF ANNEXATION AREA BOUNDARIES